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Voluntary Agreement

Made this 1st day of August, 1994, by and between

JANA CORP. t/a QUALITY INN DOWNTOWN
1315 16th Street, N.W.
Washington, D.C. 20036
("Applicant")

and

BRUCE KNARR
1 Scott Circle, N.W.
Washington, D.C. 20036
("Protestant")

and

MEREDITH DEHART
1528 Q Street, N.W.
Washington, D.C. 20036
("Protestant")

and Dupont Circle ANC 2B

WHEREAS, Applicant's application for reissuance of a Retailer's Class "CH" License (App. No. 11402) is pending before the District of Columbia Alcoholic Beverage Control Board ("Board"), and

WHEREAS, the premises 1315 16th Street, N.W. are within the jurisdictional boundaries of Protestant Dupont Circle Advisory Neighborhood Commission 2B (ANC 2B); and

WHEREAS, Dupont Circle ANC 2B, Bruce Knarr, and Meredith DeHart are recognized by the Board as Protestants in said case; and

WHEREAS, Applicant and Protestants mutually desire to resolve said protest;

NOW THEREFORE, in consideration of the mutual covenants and promises set forth below, and subject to the approval of this Agreement by the Board, the parties agree as follows:

- 1) Applicant will contract with a pest control company to eliminate rodents from the premises, and will periodically bait the alley to eliminate rodent harborage. To complement these efforts, Applicant will provide for trash pickup six days a week, after 7 a.m. and before 7 p.m. during the months of June, July and August.

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Handwritten signatures and initials:
JLH
Bm
JLH
JLH

Applicant will dispose of all trash or garbage in Department of Public Works-approved containers that are kept closed at all times. Applicant will ensure the area immediately around its outside trash containers are clean and free of debris and trash by having an employee police the area at least once each day. Applicant will identify, using permanent markers, the location for the placement of its dumpster. The trash company will be instructed to place the dumpster within the marked boundaries.

2) Applicant will make a good faith effort to keep the area in front of its premises clean and free of trash and debris, as required by D.C. law. Applicant will ensure that buses do not deposit their trash on public space in front of the premises, and will provide adequate trash containers for such disposal by bus drivers and hotel guests.

3) All contracts between Applicant and tour companies or bus companies will contain a clause forbidding parking or idling by buses in excess of 15 minutes anywhere within the Dupont Circle or Logan Circle area, where such parking is illegal. Applicant shall make a good faith effort to ensure that buses parked in front of the premises do not park or idle there longer than the permitted 15 minutes. If Applicant determines that buses parking or idling in the 1300 block of 16th Street, have deposited guests at other hotels, Applicant will make a good faith effort to determine where the guests have been deposited and will contact those hotels to inform them of the illegal parking or idling and request their removal. If the location of the guests or driver can not be determined the Applicant will notify the Metropolitan Police of the problem.

4) Applicant shall make a good faith effort to ensure that buses and other vehicles discharging passengers to Applicant's hotel do not block the service road or the fire lane, and will notify the police or use Applicant's employees to attempt to ensure there is no blockage.

5) All contracts between Applicant and other vendors(including but not limited to, laundry, food and beverages) will contain a clause forbidding the vendor from making any deliveries before 7 a.m. or after 7 p.m. Should deliveries occur outside these hours, Applicant's employees shall refuse to accept delivery of the goods.

6) Applicant will provide a copy of this Agreement to all its employees and will make a good faith effort to ensure that all employees are knowledgeable about and adhere to this Agreement.

7) Protestants will ensure that all communication concerning compliance with this agreement is with the designated day or night manager (as

BEFORE
THE DISTRICT OF COLUMBIA
ALCOHOLIC BEVERAGE CONTROL BOARD

In the Matter of:

Jana Corporation
t/a Quality Inn Downtown
Application for a Retailer's
License Class "CH" - renewal
at premises
1315 16th Street, N.W.
Washington, D.C.

Case No. 11402-94061P

Bruce Knarr, Meredith DeHart, Horace Harper, and Russell Gamble, Chair,
on behalf of Advisory Neighborhood Commission 2B, Protestants

Henry C. Lee, III, Consultant, on behalf of Applicant

BEFORE: MARY EVA CANDON, ESQUIRE, Chairperson
JAMES C. JEFFERSON, Member
JAMES L. O'DEA, III, ESQUIRE, Member
BARBARA L. SMITH, ESQUIRE, Member

ORDER ON WITHDRAWN PROTEST

The application, having been protested, came before the Board for public hearing on May 18, 1994, in accordance with D.C. Code Section 25-115 (c)(5)(1992 Supp.), providing for remonstrants to be heard. Bruce Knarr, Meredith DeHart, Horace Harper and Russell Gamble, Chair, on behalf of the Advisory Neighborhood Commission 2B (hereinafter "ANC 2B"), filed timely protests by letters dated May 2, 1994 and April 28, 1994.

The official records reflect that the parties have now reached an Agreement which has been reduced to writing and has been properly executed and filed with the Board.^{1/} Pursuant to the Agreement, the Protestants have agreed to withdraw the opposition provided, however, that the Board's approval of the pending application is conditioned upon the licensee's continuing compliance with the terms of the Agreement.

^{1/} See Agreement, dated August 1, 1994.

Jana Corporation
t/a Quality Inn Georgetown
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Accordingly, the Board FINDS this 7th day
of September 1994 that:

1. The protests of Bruce Knarr, Meredith DeHart, Horace Harper and Russell Gamble, Chair, on behalf of ANC 2B, be, and the same hereby, are WITHDRAWN;

2. The above-referenced Agreement between the parties be, and the same hereby, is INCORPORATED as part of this Order;

3. The application of Jana Corporation t/a Quality Inn Downtown Cafe for retailer's license class CH - renewal at premises 1315 16th Street, N.W., be, and the same hereby, is GRANTED;

4. Copies of the Order shall be sent to the Protestants, the Consultant, and the Applicant.

DISTRICT OF COLUMBIA
ALCOHOLIC BEVERAGE CONTROL BOARD

Mary Eva Candon
Mary Eva Candon, Esquire
Chairman

James C. Jefferson
James C. Jefferson,
Member

James L. O'Dea, III
James L. O'Dea, III, Esquire
Member

Barbara L. Smith
Barbara L. Smith, Esquire
Member